

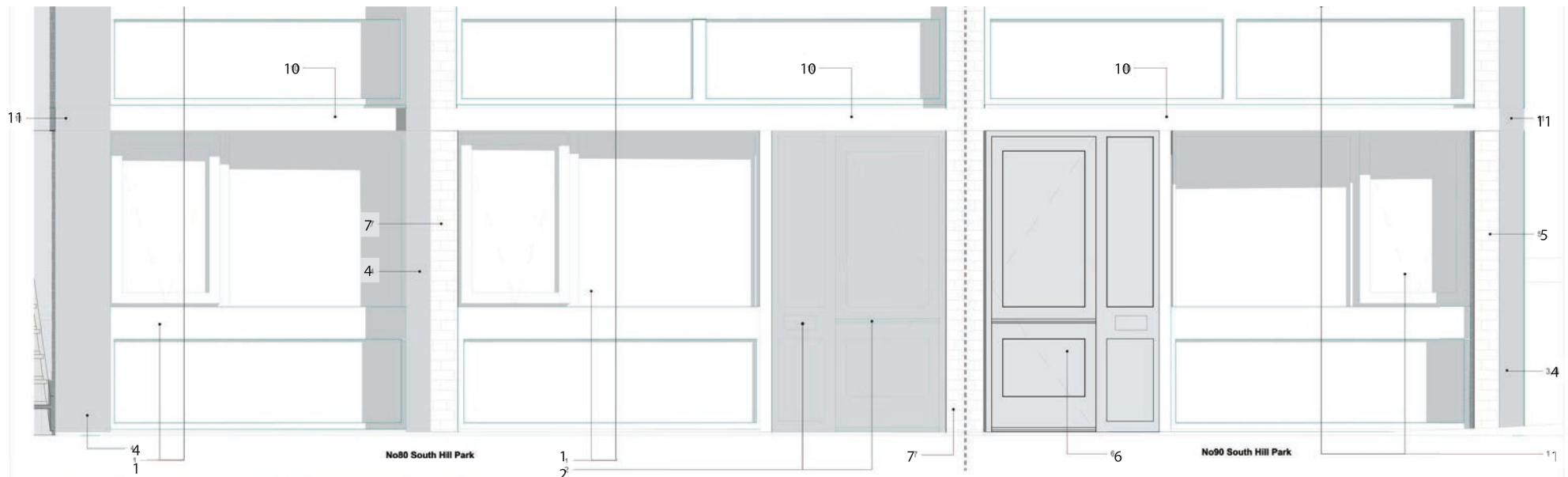
Proposal No.80 extension flank wall external insulation proposal



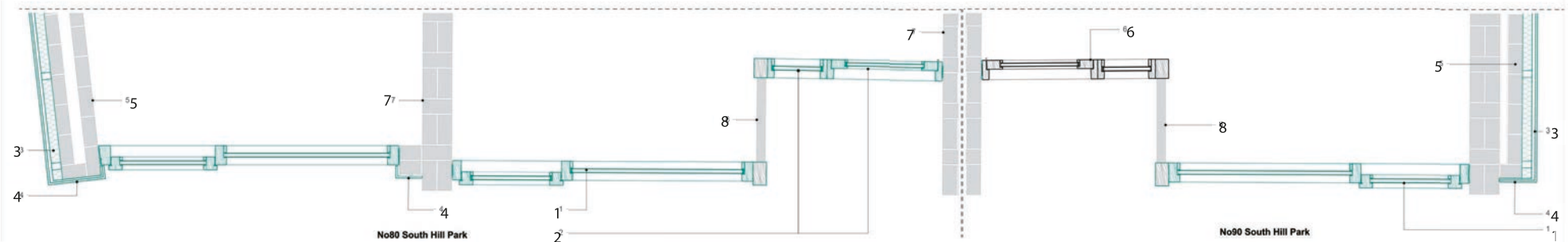
It is proposed to address the existing, uninsulated flank wall and the internal comfort, energy, cost efficiency and risk of condensation problems by installing:
1/ Permeable insulated render finish to no80 flank wall to match brick colour; 2/ Permeable insulated render finish to align and match concrete

slabs; 3/ New hardwood double glazed timber windows to match front glazing timber finish; 4/ New steel staircase and existing dilapidated concrete landings strengthened up - see Structural Engineer information attached in appendix; 5/ New concrete roof edge beam to match existing; 6/ Existing rotten timber brise soleil replaced and reinstated.

Proposals No.80 extension flank wall external insulation details



Front elevation - insulated gable end and window details at no.80 & no.90



Ground floor plan - insulated gable end details at no.80 & no.90

1. New hardwood timber framed windows to match original design from 1950s, to improve the existing thermal building performances
 2. New hardwood timber framed door and side fixed panel to match original design from 1950s, to improve the existing thermal building performances
 3. Permeable insulation to un-insulated flank wall, with wood-fibre batts fixed to the mortar courses masonry and finished with a permeable lime render, to improve the existing thermal building performances. Permeable render finish to match brick colour of lighter bricks and exposed slabs
- Note:** Thermally, the existing uninsulated flank wall is a significant problem in terms of internal comfort, energy and cost efficiency as well as risk to the existing fabric because of current condensation

4. Permeable pender finish on wood wool panel to brickwork return, reduced thickness to max. 30mm overall. Lime render finish to match brick colour of lighter bricks
5. Existing uninsulated cavity wall
6. Existing brickwall, original end of terrace flank wall
7. Existing party wall
8. Existing solid return to porch entrance (blockwork with tiber goalposts at both ends)
9. Existing hardwood timber framed door and side fixed panel retained as recently renewed and matching the original design already
10. Existing exposed concrete slabs refurbished
11. Permeable render finish to match existing concrete slab behind

0 0.2 0.5m

These drawings show the detail of how the external insulation is applied to the flank walls only and only the render finish returns onto the front

(and rear) façades, ensuring that there is still a discernible set back to the extension in relation to the main facade of the 6 original terraced houses.

Proposals Heritage Impact of no.80 extension remodel and external flank insulation



Existing view of no. 80 extension and flank wall



Rendered view of no. 80 extension and externally insulated flank wall



Existing view of flank wall at no90 end of terrace



Rendered view of flank wall with external insulation at no90 end of terrace

Our assessment is that the remodelling of the extension to no. 80 is key to the overall success of the wider terrace refurbishment, whose twin aims are to restore the building to be more aligned to the architect's original design intent, and to carry through essential improvements to the environmental performance of the building's envelope. For that reason, we have combined these works into a single application.

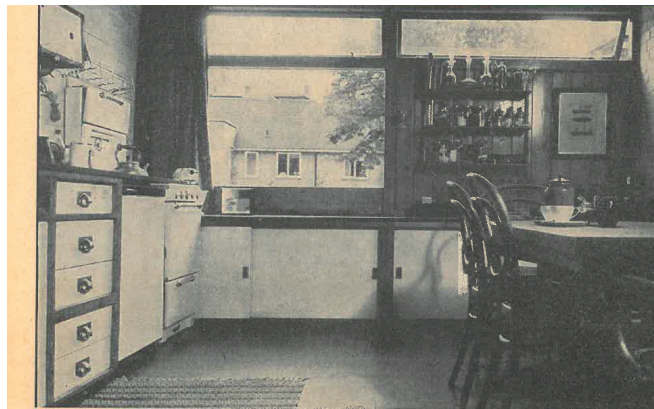
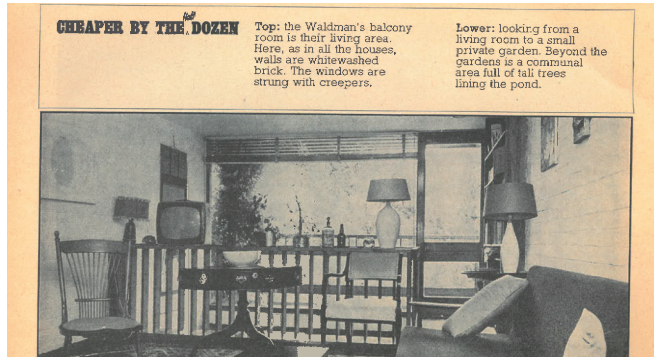
We believe that the simple remodelling of the second floor extensions, which is broadly within the existing massing, and the reinstatement of the timber framed windows, are both essential components in the restoration of the overall terrace.

The installation of external insulation to the flank wall could be said to cause potential harm to the appearance of the Listed Building, but before arriving at this proposal, we considered other options. This included applying

insulation internally, but this would be significantly less effective in thermal performance, while at the same time covering over the white painted brick interior walls, a significant feature of the original interiors. The other option we considered was to inject insulation into the brickwork cavity, but at only 50mm wide, this amount of insulation would not provide the degree of insulation required to achieve current regulations and would markedly reduce the effectiveness of the proposed air-source heat pumps. In addition the cavity wall already suffers from significant penetrating damp and so both of these alternative options carry with them significant risk of failure and harm to the building. Based on our analysis, therefore, we believe that external insulation is the only viable solution.

We believe that, providing the render colour matches the lighter brick of the flank walls and the slight setback onto the main frontage is maintained, then the potential harm is mitigated and the overall benefit is significant.

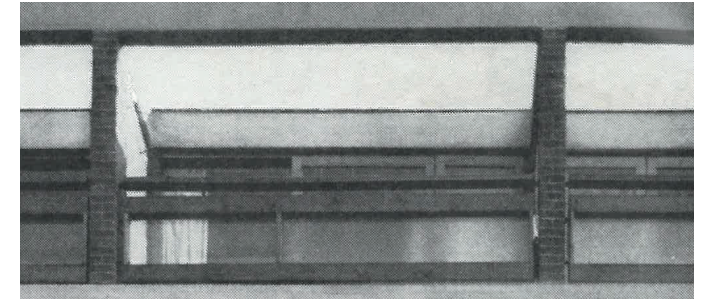
Proposals No. 80 interior remodelling : original interiors



Interior photos of the Waldmans house (no.80)
Top photo shows the original void between ground and lower ground floors which is now filled in.



Design intent is to re-open the original double height void to create a space much like the Howells' living room at 82 pictured here



De-cluttering the staircase and joinery of the original timber screens is a priority as well as enhancing windows, balconies and views out to the Heath from the upper floors.

Fortunately the Waldmans have extensive personal and archive documentation of the original interiors of their own and other houses within the terrace.

The aim is to de-clutter and reinstate some of the key spatial moves such as the double height void between the ground and lower ground, as well as bringing back a clear material palette that has been obscured and covered over in various iterations of internal remodelling of the house.